



70 Burtree Drive

Norton Heights, Stoke-on-Trent, ST6 8GY

Reach new HEIGHTS, with this stunning three storey town house on the popular Norton HEIGHTS estate. Beautifully presented throughout this deceptively spacious property is the perfect family home. Boasting a large lounge/diner, modern fitted kitchen and utility room, three double bedrooms, contemporary family bathroom and en-suite to the master bedroom. Externally there is a landscaped rear garden, garage with fitted bar area and driveway. So challenge yourself to face new heights and reach the limit, book a viewing today before its too late.

Asking price £164,950

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- STUNNING THREE STOREY TOWNHOUSE
- UTILITY ROOM
- DRIVEWAY & GARAGE
- EARLY VIEWING A MUST
- SPACIOUS LOUNGE/DINER
- THREE GOOD SIZED BEDROOMS
- LANDSCAPED REAR GARDEN
- MODERN FITTED KITCHEN
- FAMILY BATHROOM PLUS ENSUITE
- POPULAR LOCATION

Ground Floor

Entrance Hall

11'7" x 3'4" (3.55 x 1.02)

The property has a double glazed entrance door to the front aspect. Under stairs integrated shoe store. Stairs leading to the first floor. Radiator.

Lounge/Diner

15'7" x 13'5" (4.77 x 4.11)

Double glazed patio doors lead out onto the rear garden. Large under stairs storage cupboard. Television point. Two radiators.

Kitchen

10'11" x 6'4" (3.33 x 1.95)

A double glazed window overlooks the front aspect. Fitted with a range of wall and base storage units with inset stainless steel sink unit and side drainer. Coordinating work surface areas and integrated electric oven and gas hob over with cooker hood above. Space for fridge/freezer and plumbing for washing machine and dishwasher. Radiator.

Utility Room

6'1" x 3'1" (1.86 x 0.94)

Fitted with base storage and shelving. Space for tumble dryer and work surface areas. Extractor fan.

First Floor

First Floor Landing

Radiator

Bedroom Two

13'6" x 10'7" (4.12 x 3.24)

Two double glazed windows overlook the rear aspect. Radiator.

Bedroom Three

13'6" x 9'1" (4.12 x 2.78)

Two double glazed windows overlook the front aspect. Radiator.

Bathroom

6'5" x 6'4" (1.96 x 1.94)

Fitted with a suite comprising panelled bath with shower over, low level W.C and wash hand basin. Partly tiled walls and ladder style towel radiator. Extractor fan.

Second Floor

Second Floor Landing

Velux skylight window. Storage cupboard.

Master Bedroom

13'2" x 9'11" (4.02 x 3.04)

A double glazed window overlooks the front aspect. Fitted wardrobe and radiator. Loft access hatch.

En-Suite

5'1" x 5'0" (1.55 x 1.53)

A Velux window overlooks the rear

aspect. Fitted with a suite comprising shower unit, low level W.C and wash hand basin. Partly tiled walls and radiator. Extractor fan.

Exterior

To the front there is a paved pathway leading to the entrance door and to the rear the garden has been landscaped with a decked and paved seating area, stepped up to a lawned area, fully enclosed by panelled fencing with access door leading into the garage and side gate leading to the driveway.

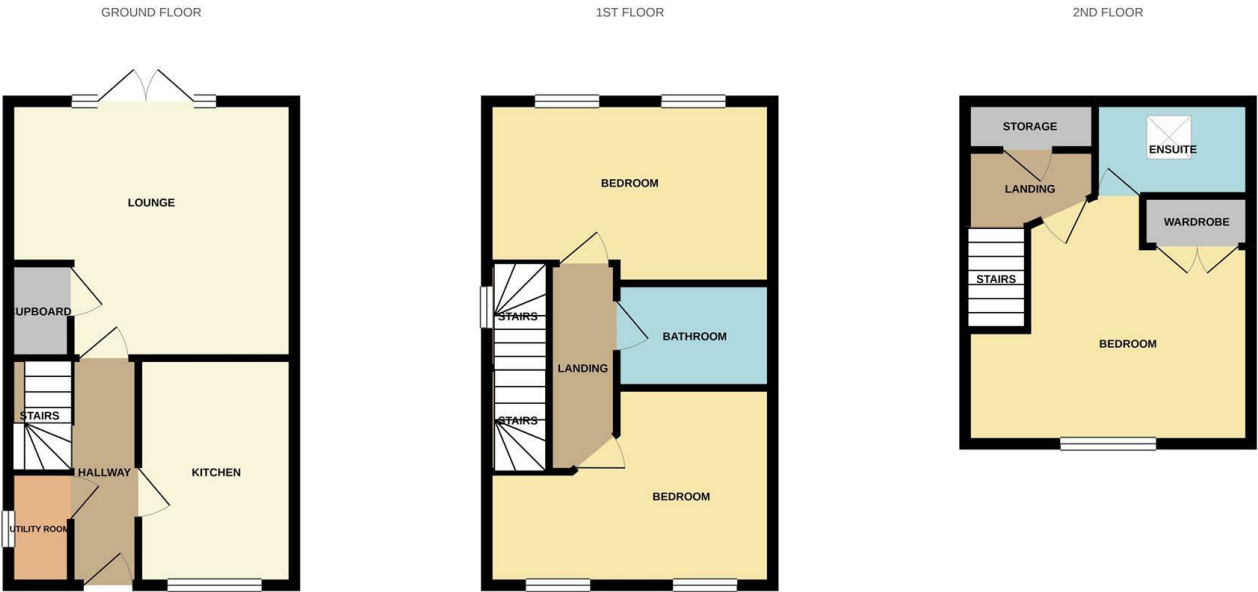
Garage

17'4" x 8'7" (5.29 x 2.62)

Up and over door with power and lighting. Built in functioning bar area and large fold away work station.



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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